

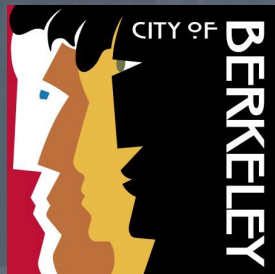
HOUSING ELEMENT UPDATE

6th Cycle 2023-2031

Environmental Impact Report (EIR)

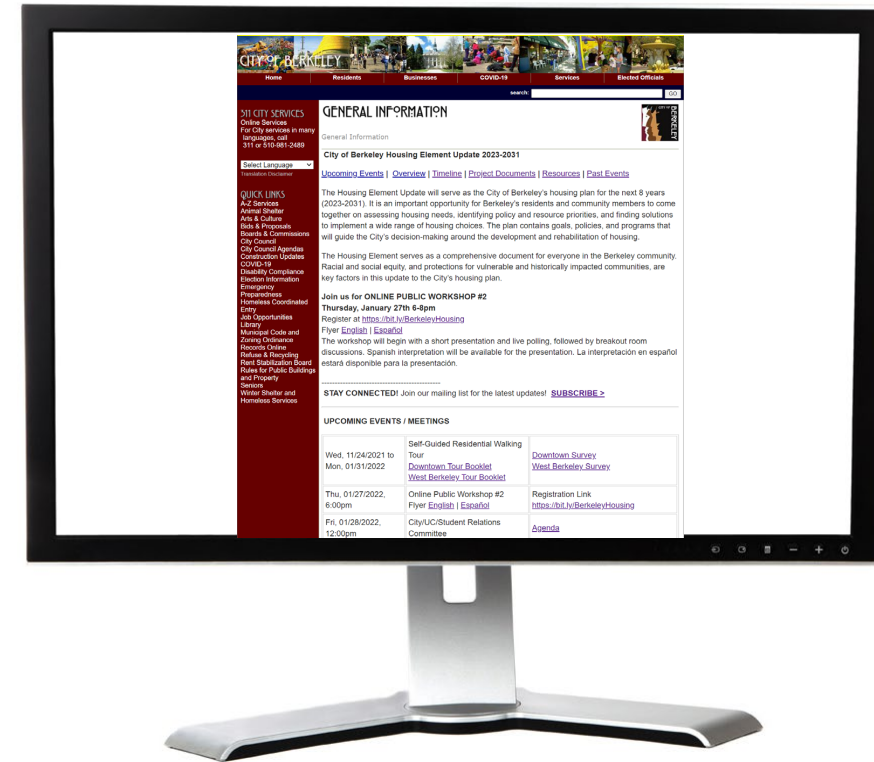
Notice of Preparation (NOP) Scoping Meeting

February 9, 2022



AGENDA

1. Housing Element Overview
2. Preliminary Sites Inventory Capacity
3. CEQA and EIR Scoping Meeting



www.cityofberkeley.info/housingelement

HousingElement@cityofberkeley.info



Required Element of the General Plan

**Must be updated every 8 years
and certified by HCD**

**Currently planning for the
6th cycle (2023-2031)**

**Statutory deadline is
January 31, 2023**

**Bay Area: 441,176 units
Berkeley: 8,934 units**

Housing Element includes...

1

Housing Needs Assessment

Demographic trends and needs, including Special Needs populations

2

Evaluation of Past Performance

How we did in the 5th Cycle Housing Element

3

Housing Sites Inventory

Likely Sites, Pipeline Sites and Opportunity sites, by income level

4

Constraints Analysis

Barriers to housing development

5

Policies & Programs

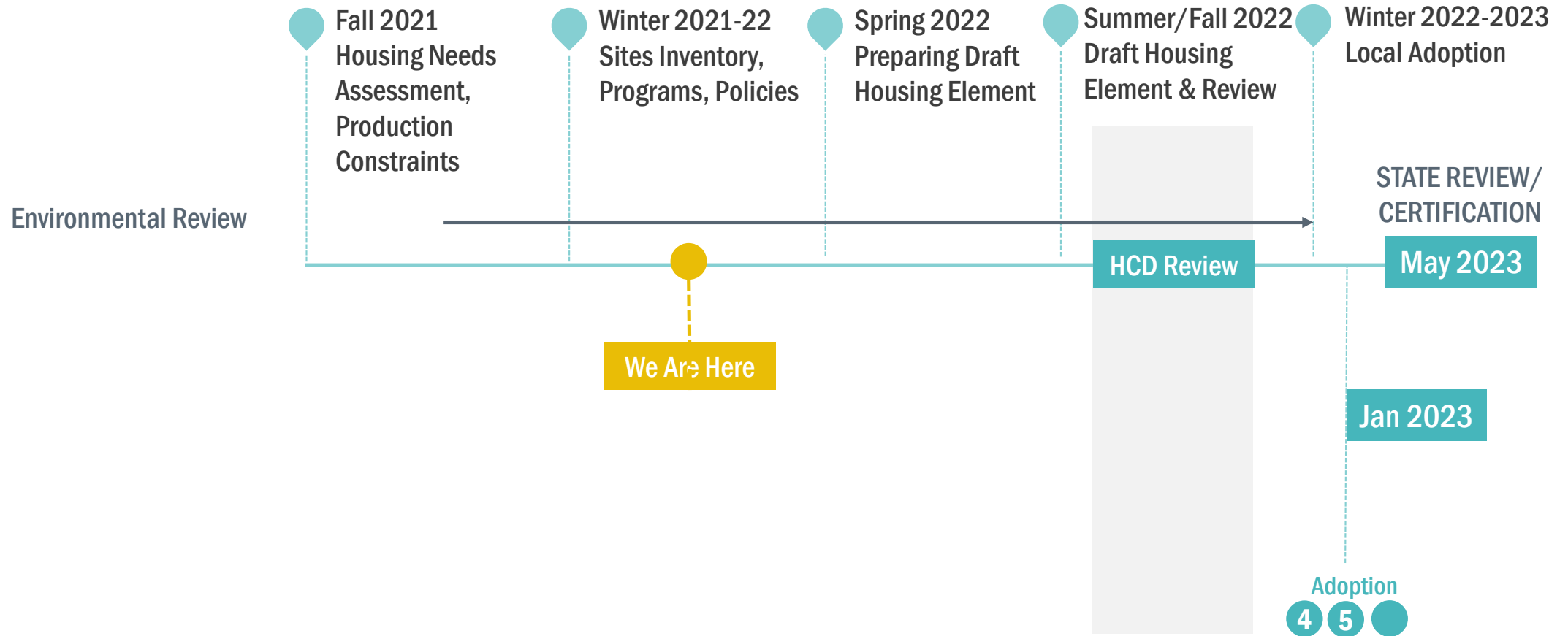
Address identified housing needs

6

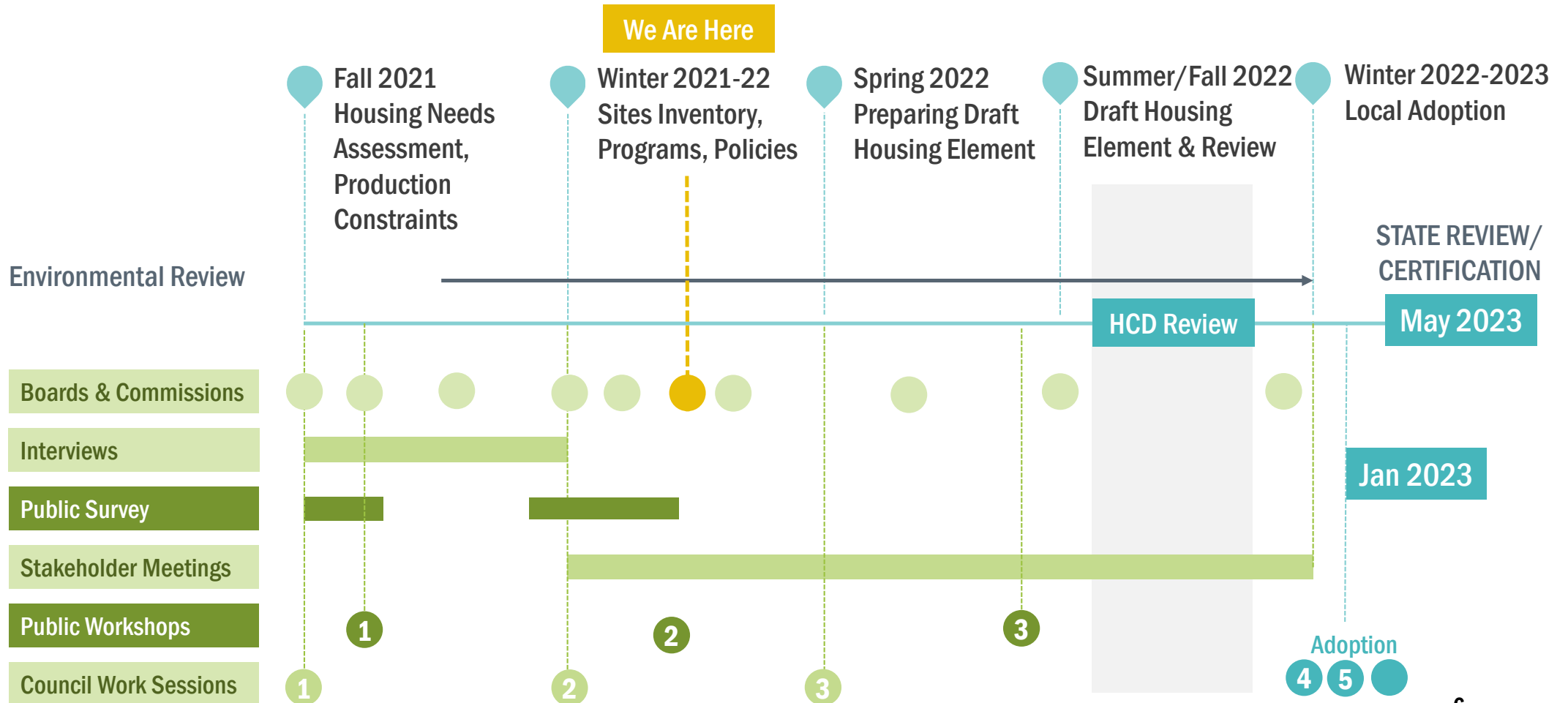
Community Engagement

Residents, businesses, stakeholders, policy-makers

The 6th Housing Element Update Process

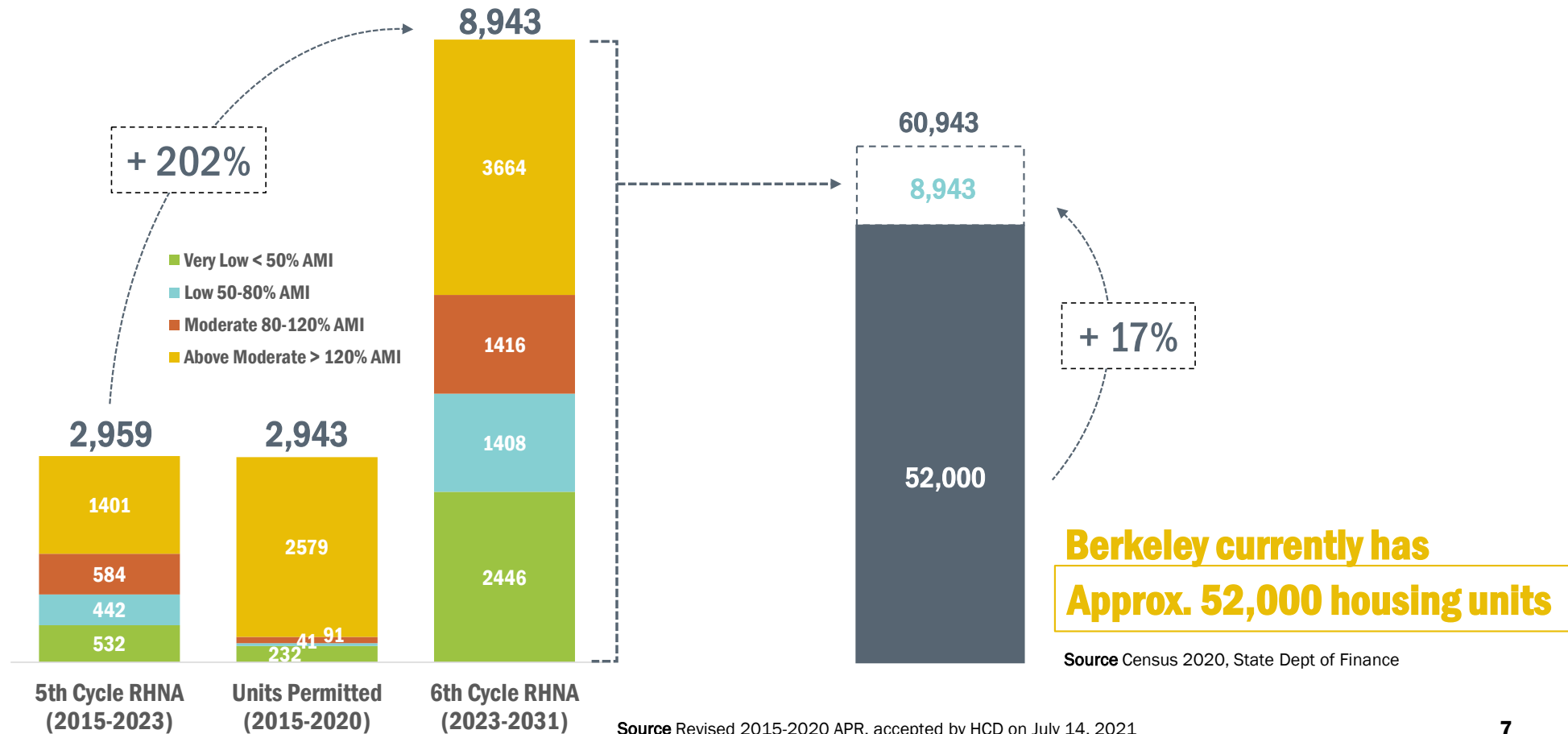


The 6th Housing Element Update Process

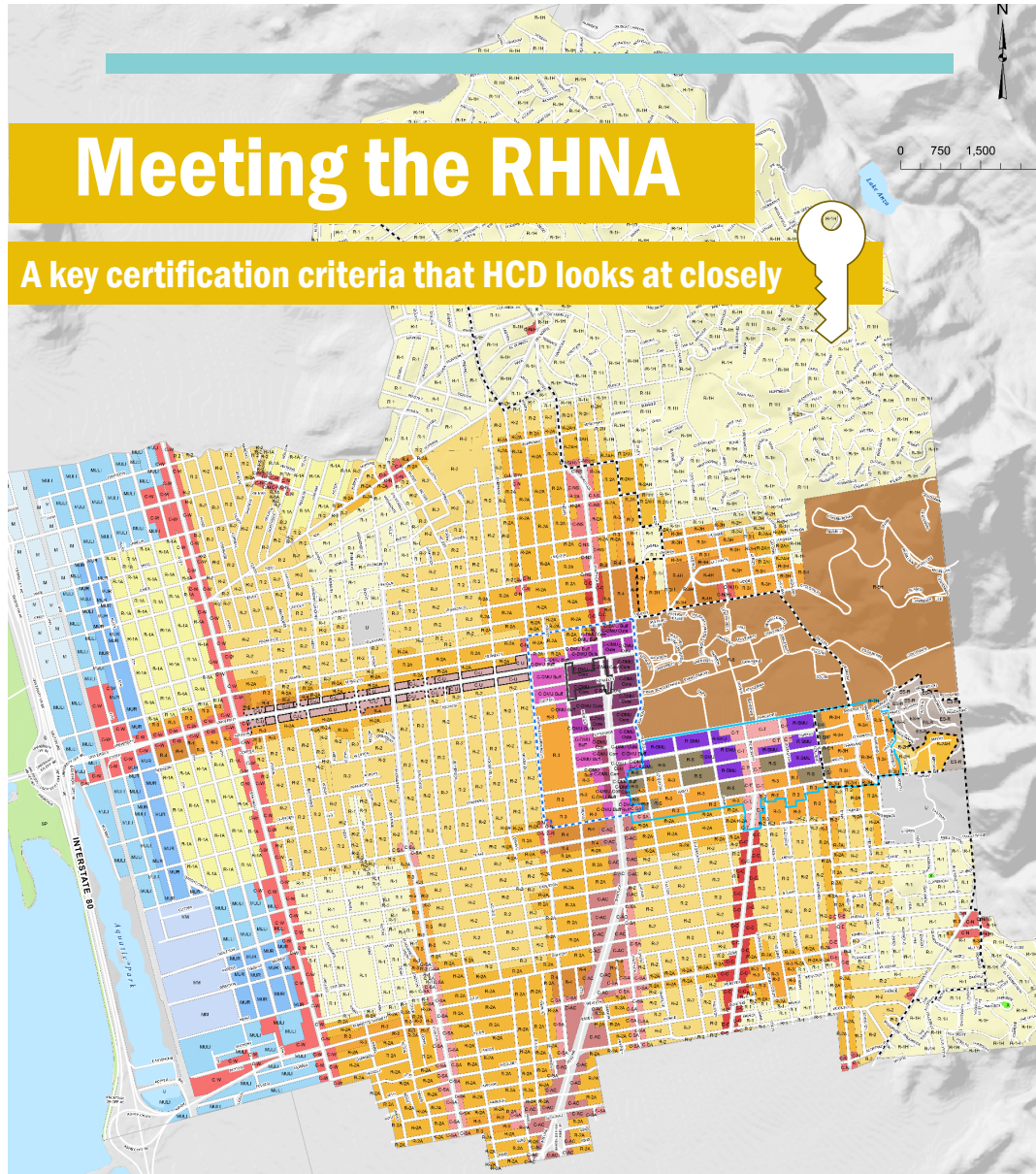


Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Source Revised 2015-2020 APR, accepted by HCD on July 14, 2021



- > Adequate Sites
- > Zoned Appropriately
- > Available for residential use
- > Capacity to provide units, by income level, required by RHNA
- > Meet HCD's criteria (physical characteristics, density)

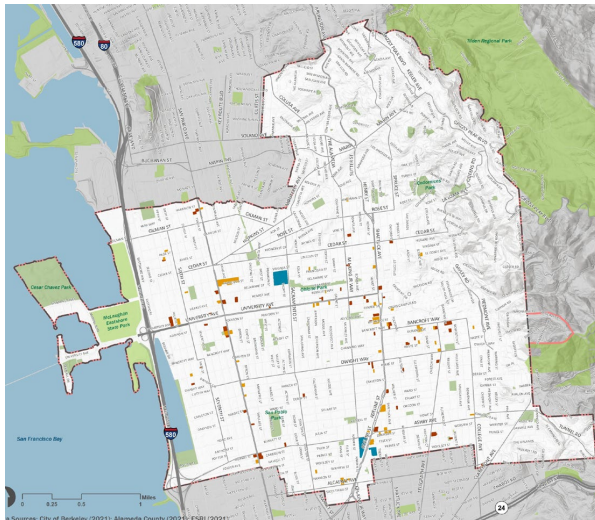
Meeting the RHNA: Sites Inventory

Likely Sites

ADU Trend

N Berkeley & Ashby BART

Approved Projects since 2018



Pipeline Sites

Projects under Review

Opportunity Sites

Vacant Land Use

Non-residential Building > 30 yrs old

Built at $\leq 35\%$ capacity (e.g. density, height)

Federal, State, County-owned

Condo or Large Apartment Bldg

Historically-sensitive

Rent-Controlled Units

Most Supermarkets

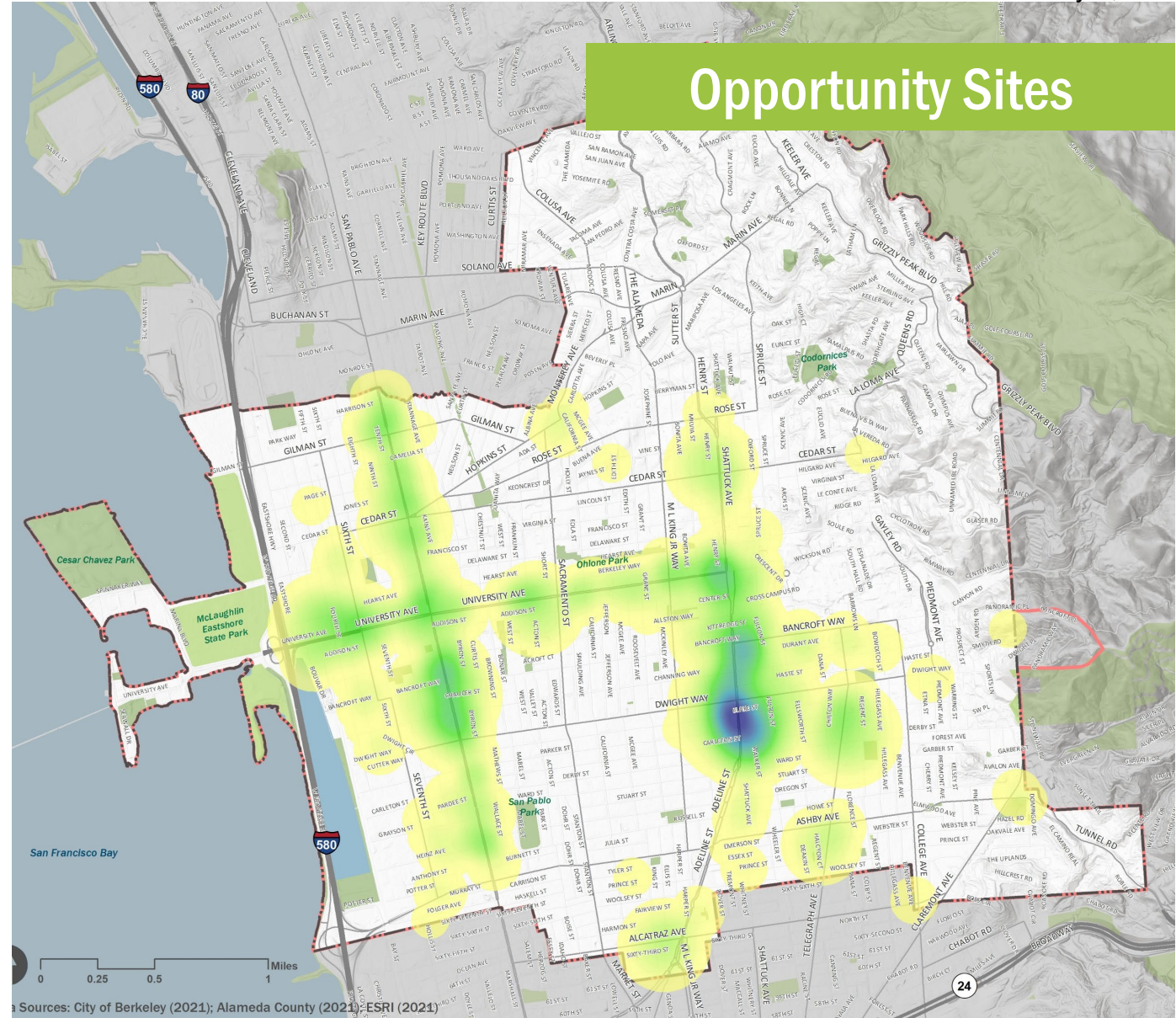
Screen & Evaluate

- + Transit, Jobs and Schools, Amenities (e.g. Services and Parks), Grocery and Retail
- Wildfire, Flood, Pollution

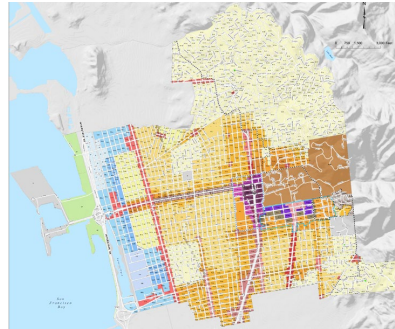
**Affirmatively Furthering
Fair Housing**
*Racial Diversity
Concentration of Poverty
Environmental Equity
Community Benefits*

**Ensure affordable housing is
distributed and balanced in “high
opportunity” neighborhoods.**

Opportunity Sites



Potential Zoning Code Amendments

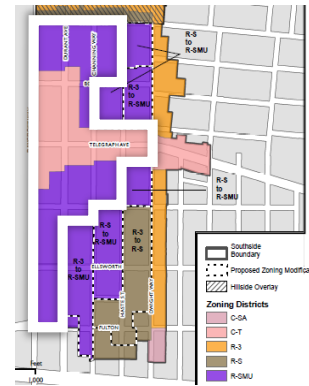


R-1, R-1A, R-2, and R-2A
Up to 2-3-4 units per parcel
(including ADUs, JADUs), and
division of units.

Variety and flexibility of
housing types and tenure

April 23, 2019. *Missing Middle Housing Report*. Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2019/04_Apr/Documents/2019-04-23_Supp_2_Reports_Item_32_Rev_Droste_pdf.aspx

February 23, 2021. *Resolution to End Exclusionary Zoning in Berkeley*. Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx



Southside Plan Area
Increased height and coverage;
12 story within the original R-
SMU and the C-T north of Dwight

July 12, 2016, Allow increased development potential in the Telegraph Commercial (C-T) District between Dwight Avenue and Bancroft Avenue. [Link]

April 4, 2017, Create a citywide Use Permit process to allow non-commercial use on the ground floor. [Link]

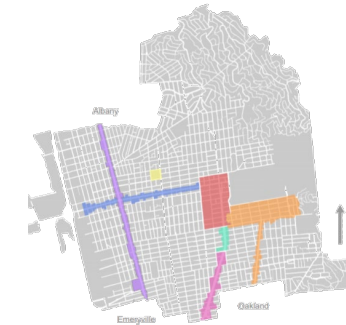
May 30, 2017, Develop a pilot Density Bonus program for the C-T District. [Link]

October 31, 2017, Facilitate student housing by increasing the height and Floor Area Ratio (FAR) in the portions of the R-SMU, R-S and R-3 District [Link]

January 23, 2018, More Student Housing Now Resolution. [Link]

May 1, 2018, Convert commercial space into residential use within all districts in the Southside located west of College Avenue. [Link]

November 27, 2018, Move forward with parts of More Student Housing Now resolution and implementation of SB 1227. [Link]



Priority Development Areas (PDAs)
Downtown, University, San Pablo,
Shattuck, Telegraph
~~Adeline (not included)~~

Transit + Commercial Corridors
Min. 15-minute peak headways

March 25, 2021, *Initiation of Public Process and Zoning Concepts for 2023-2031 Housing Element Update*. Report to Berkeley City Council, Councilmember Droste et al.
https://www.cityofberkeley.info/uploadedFiles/Clerk/City_Council/2021/03_Mar/Documents/Initiation%20of%20Public%20Process%20and%20Zoning%20Concepts%20-%20Mayor%203-25-21.pdf

PRELIMINARY SITES INVENTORY CAPACITY

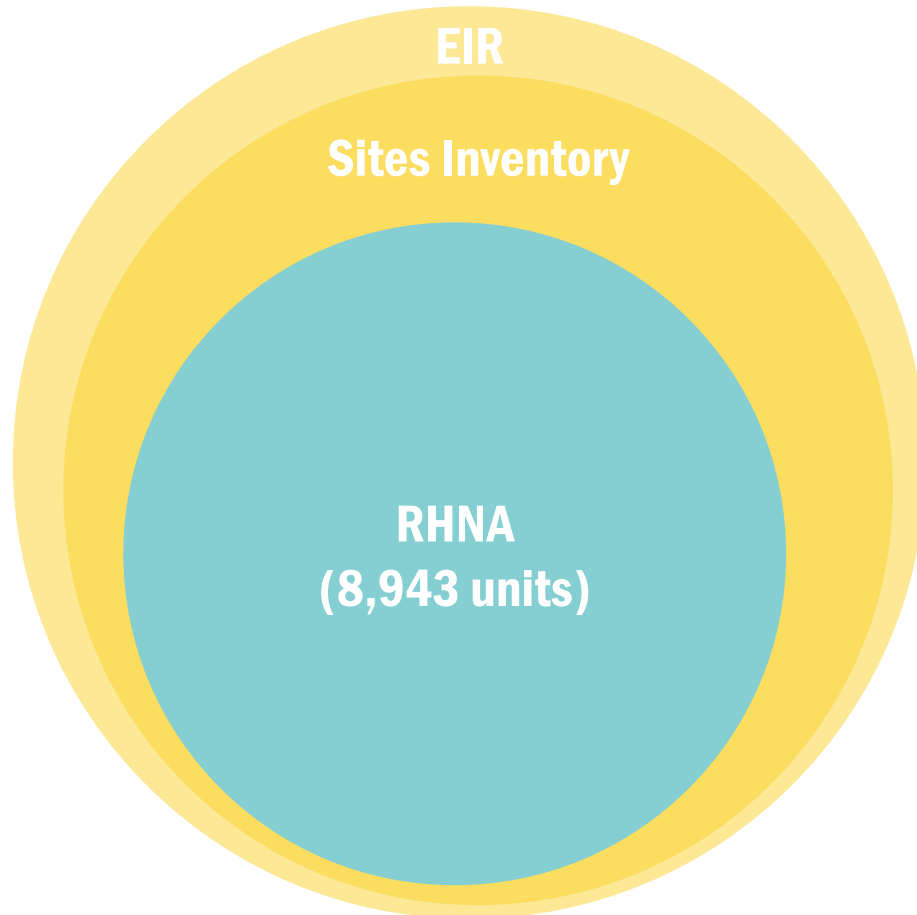
1. Meeting the RHNA
2. HCD Methodology
3. Preliminary Sites Inventory Capacity
4. Environmental Impact

Using HCD's Capacity
Methodology

CAPACITY ≠ HOUSING PRODUCTION

Meeting the RHNA

No Net Loss (SB 166) → Buffers



NOT ACTUAL DEVELOPMENT PROPOSALS

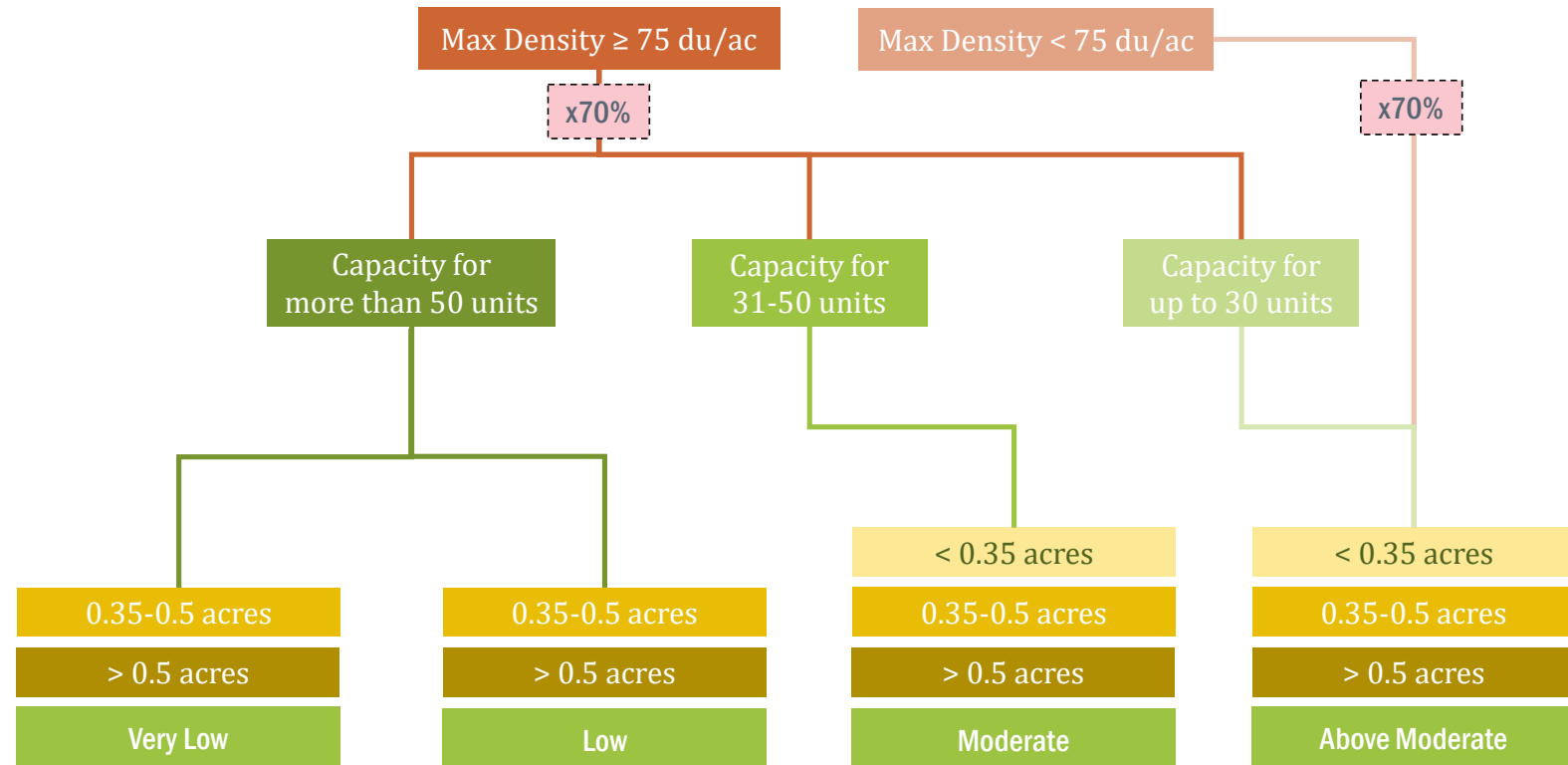
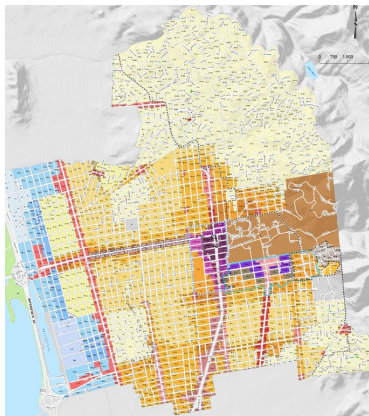
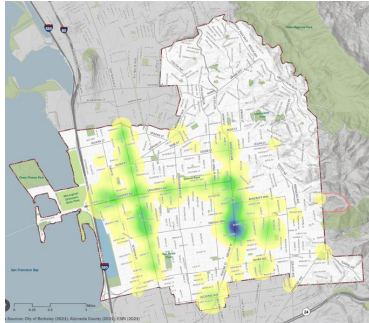
- > City is not required to build or finance the housing
- > Does not automatically authorize the construction of housing units
- > No obligation by property owner to take action
- > Reliant on the development industry (market rate/affordable) to construct

Preliminary Sites Capacity

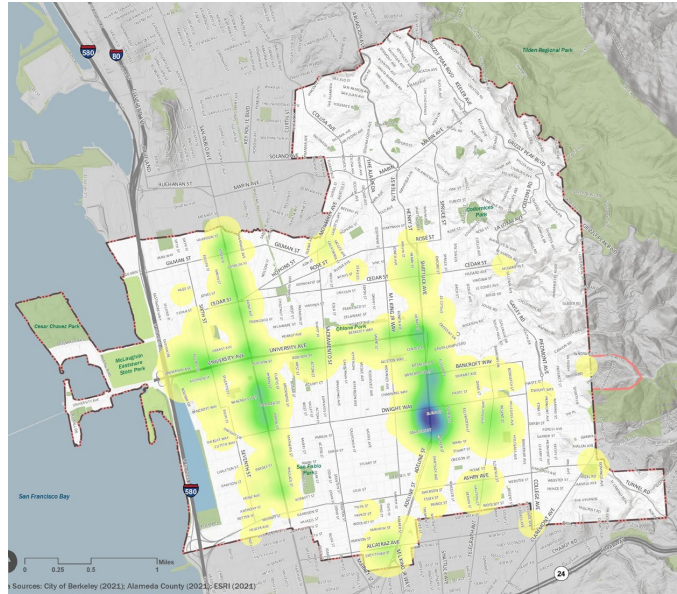
	Very Low >50% AMI	Low 50-80% AMI	Moderate 80-120% AMI	Above Moderate >120% AMI	Total
RHNA	2,446	1,408	1,416	3,664	8,934
ADU Trend	240	240	240	80	800
BART Properties	210	210		780	1,200
Entitled projects (after 2018)	176	182	15	2,755	3,128
Remaining RHNA	1,820	776	1,161	49	3,806
Buffer (15% of remaining RHNA)	273	116	174		
Requirement	3,093	892	1,335	49	4,370
Applications under review or expected	3	45	68	1,666	2,426
Application submitted in 2021	94	25	68	1,304	1,624
Application Submitted before 2021	43	20	-	362	515
Anticipated	-	-	-	-	287
Potential Additional Sites	1,526	1,526	2,351	3,171	8,574
High Priority (>=0.5 acre)	1,063	1,063	248	656	3,029
Medium (0.35-0.49 acre)	464	464	463	463	1,853
Low priority (<0.35 acre)			1,640	2,052	3,692
Surplus/deficit	(430)	679	1,084	4,788	6,630
Surplus/deficit of combined very low and low income	249				

DRAFT

HCD Opportunity Sites Capacity Methodology

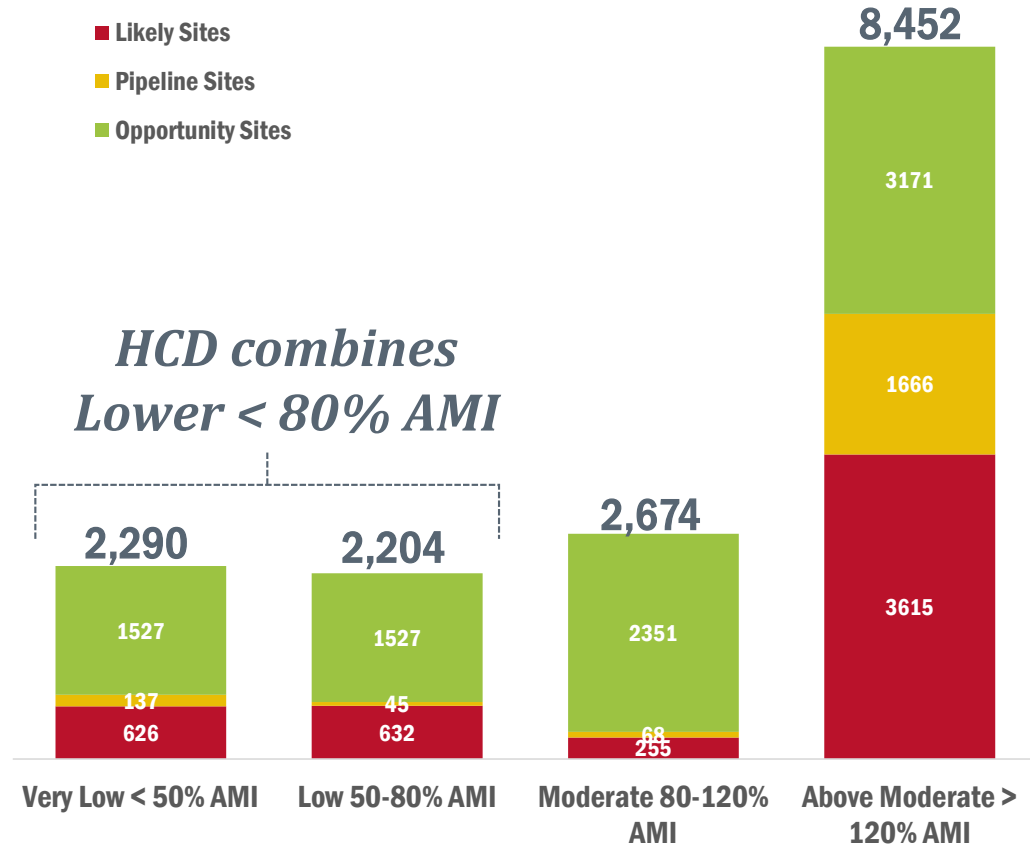


Preliminary Sites Inventory Capacity

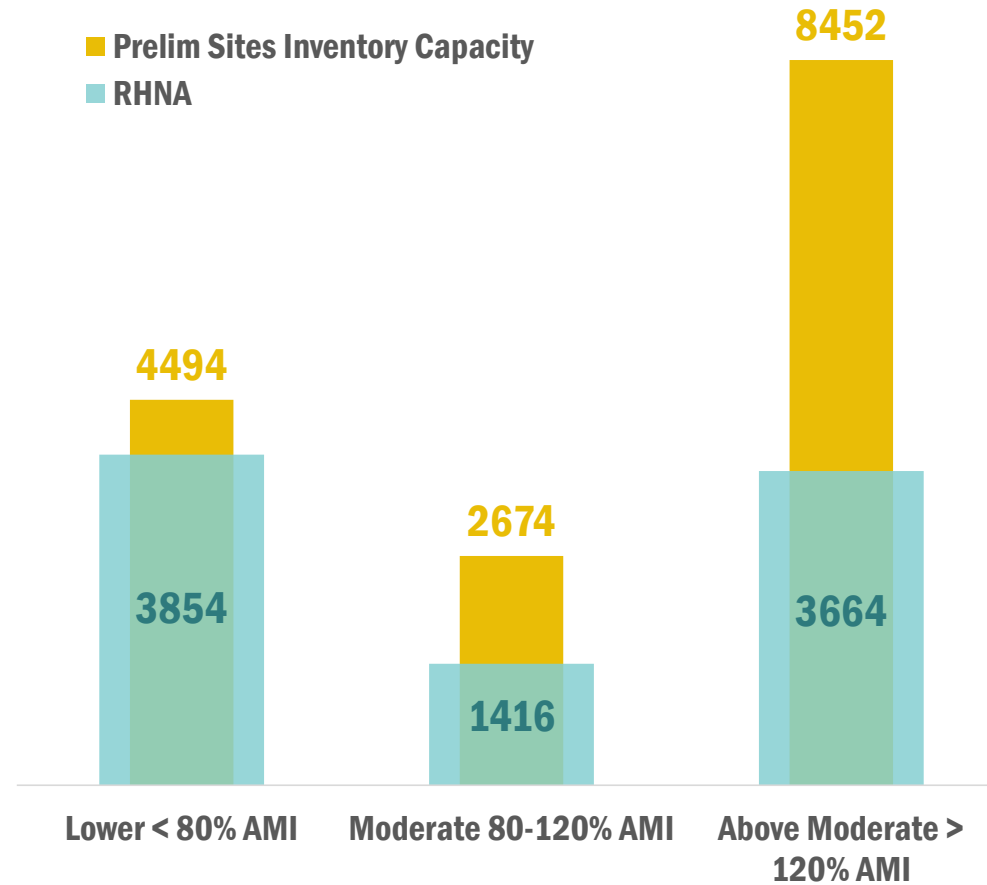


- Likely Sites
- Pipeline Sites
- Opportunity Sites

*HCD combines
 Lower < 80% AMI*

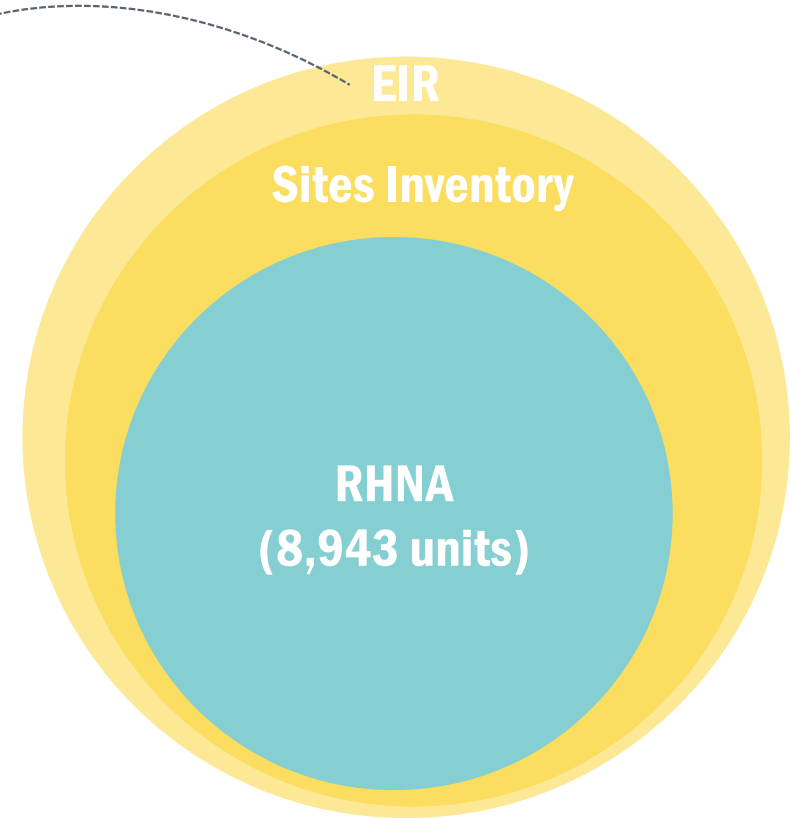
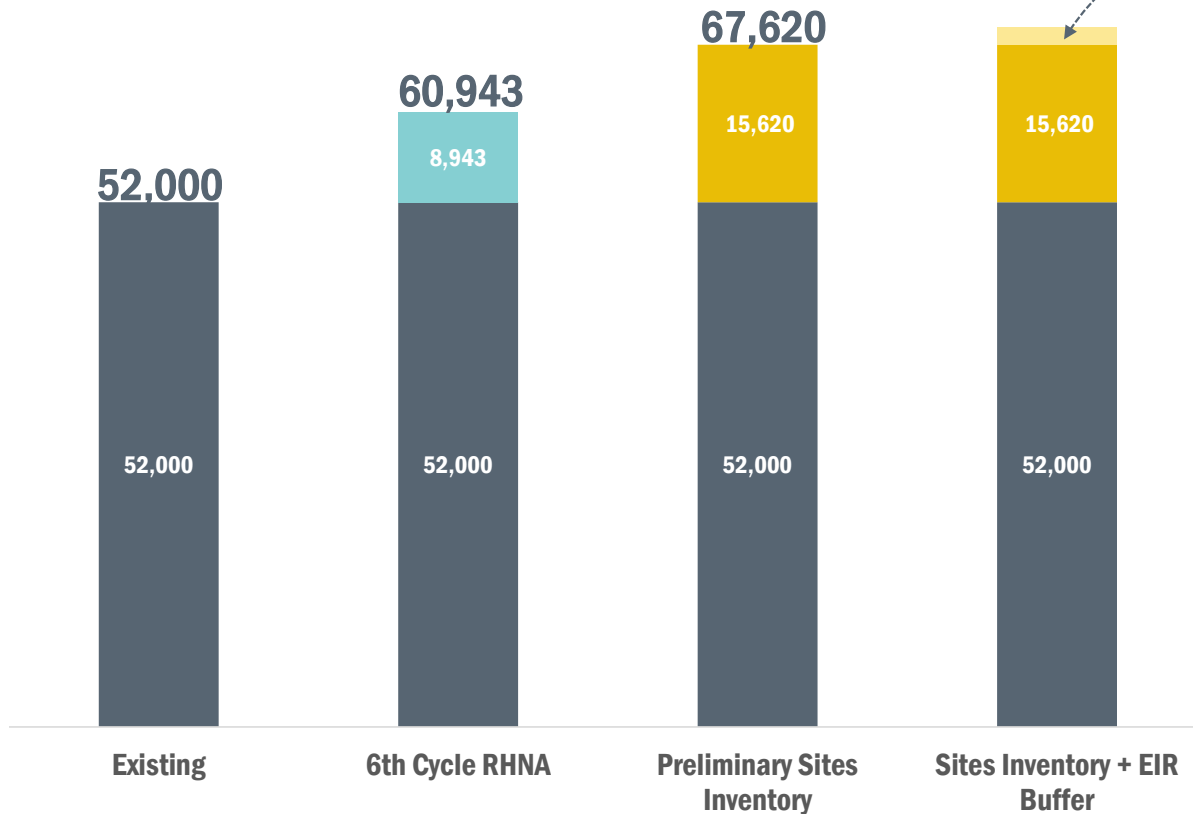


RHNA vs. Preliminary Sites Inventory Capacity



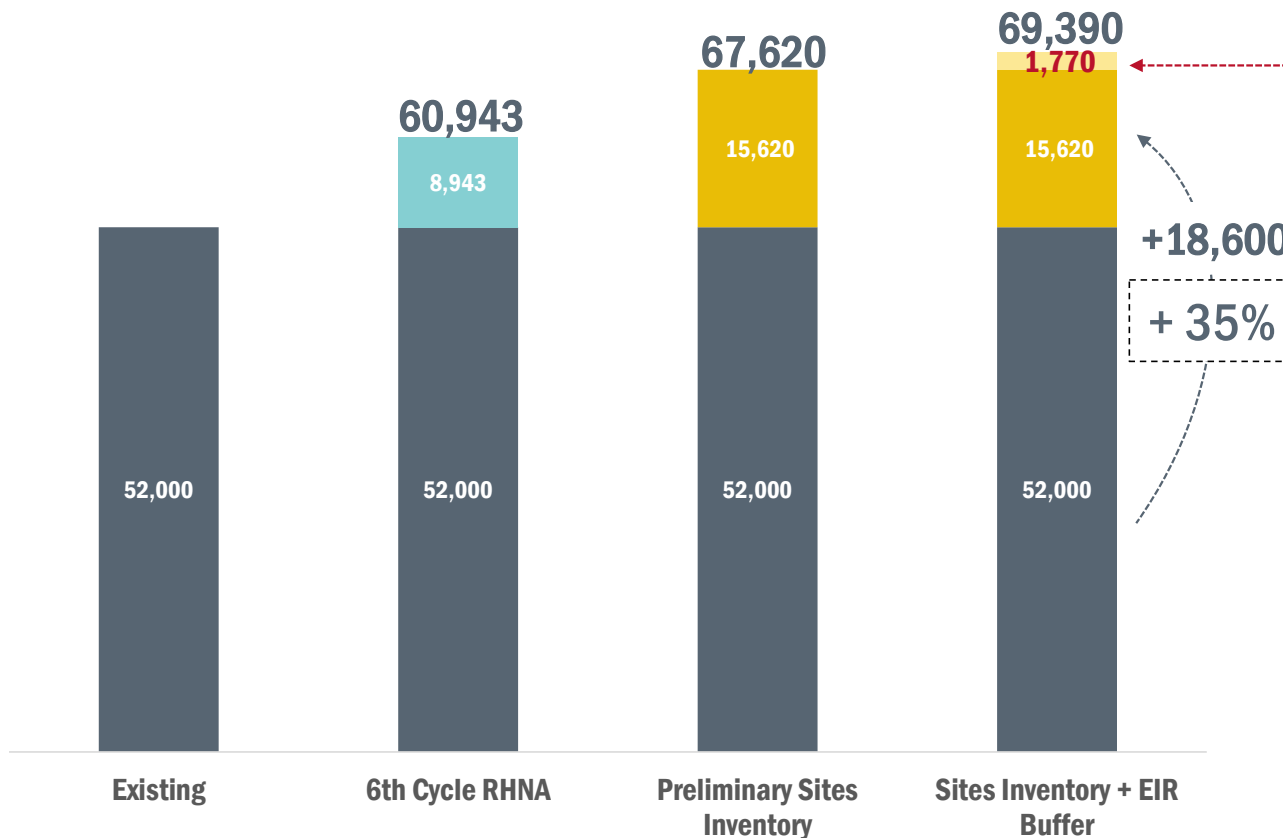
Existing → RHNA → Sites Inventory → EIR

■ Existing Housing Units ■ 6th Cycle RHNA ■ Preliminary Sites Inventory ■ Add'l EIR Buffer



Additional EIR Buffer

■ Existing Housing Units ■ 6th Cycle RHNA ■ Preliminary Sites Inventory ■ Add'l EIR Buffer



ANALYZE ADDITIONAL UNITS FOR EIR

- > **+1,200 units** at BART sites to match current EIR assumptions¹
- > **+770 units** to accommodate for R-1 and R-1A rezoning²
- > **+1,000 units** to accommodate Southside rezoning in R-S and R-SMU.³

1. October 2021, *Ashby and North Berkeley BART Station TOD DEIR*. <https://www.cityofberkeley.info/bartplanning>

2. July 21, 2021, *Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?* Turner Center. <https://turnercenter.berkeley.edu/wp-content/uploads/2021/08/Turner-Center-SB9-model-jurisdiction-output.xlsx>

3. July 2020, *Southside Zoning Ordinance Amendments Project Initial Study*. <https://www.cityofberkeley.info/southsideplan>

CEQA

1. Purpose
2. Draft EIR
3. CEQA Topics
4. EIR Process
5. Scoping Meeting & Comments

California Environmental Quality Act (CEQA)

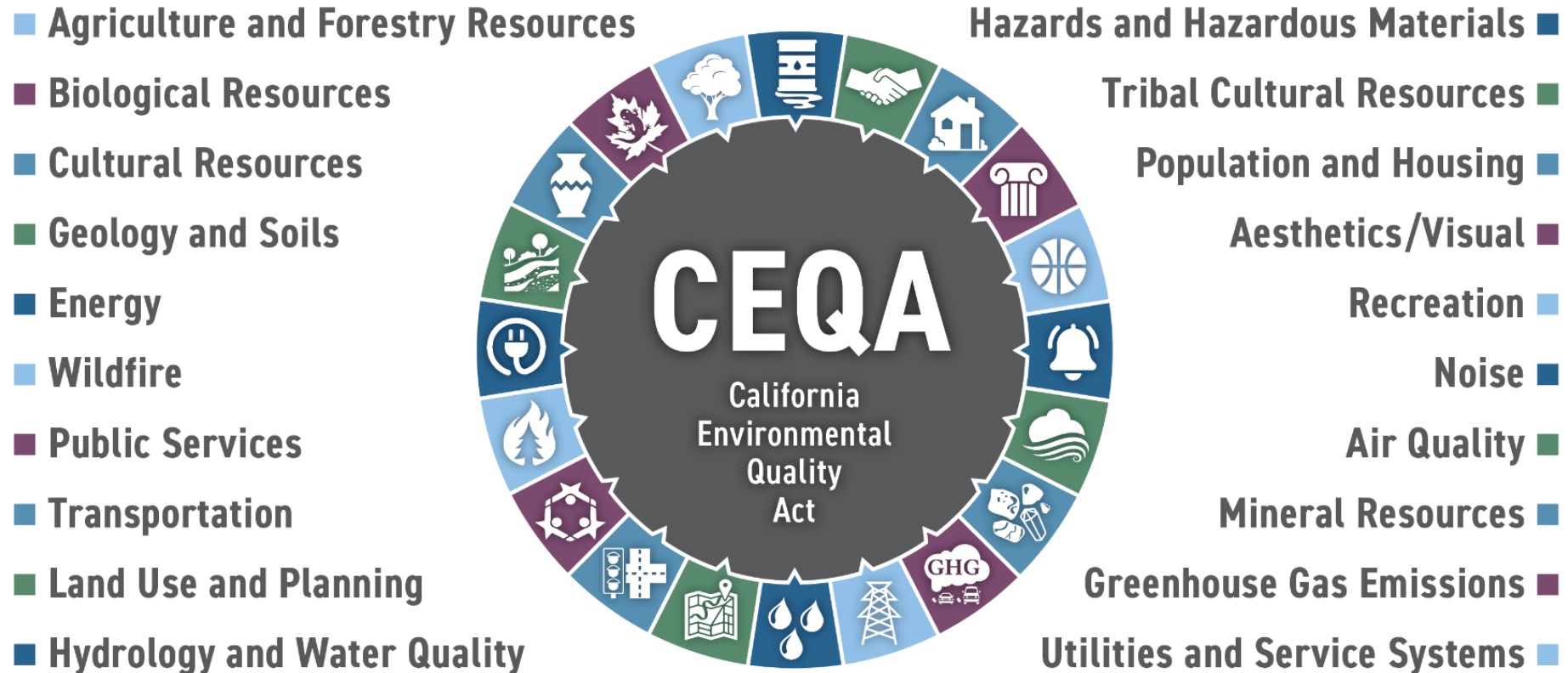
Purpose of CEQA:

- > Disclose the potential significant environmental effects of proposed actions
- > Identify ways to avoid or reduce adverse environmental effects
- > Consider feasible alternatives to proposed actions
- > Foster interagency coordination in the review of projects
- > Enhance public participation in the planning process

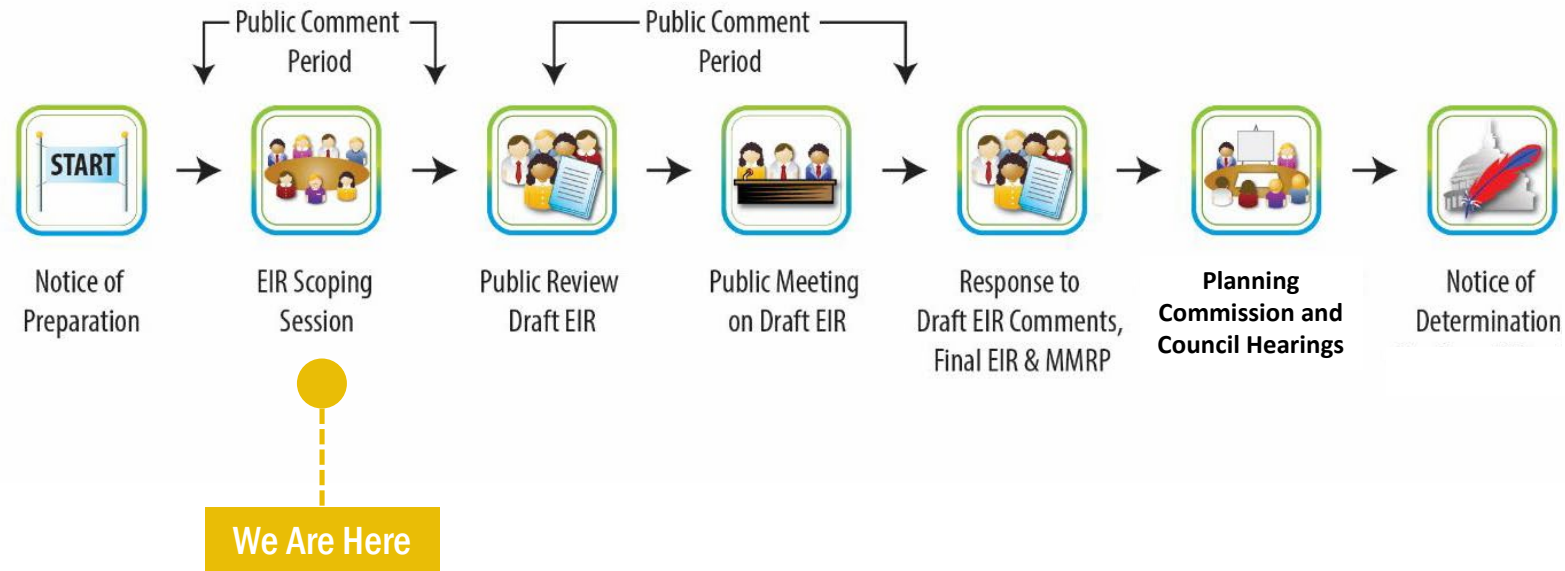
What's in a Draft Environmental Impact Report (EIR)?

- > A project description
- > An environmental setting
- > Evaluation of environmental impacts
 - > Thresholds of significance
 - > Mitigation measures
- > Project alternatives
 - > A meaningful discussion of project alternatives that would reduce adverse environmental impacts

List of CEQA Topics



Environmental Impact Report (EIR) Process



Purpose of the Scoping Meeting

- > Inform the community and concerned agencies about the project and the EIR
- > Solicit input regarding the EIR scope, issues of concern, potential alternatives, and mitigation measures
- > Inform the community about future opportunities for input

We Welcome Comments Regarding:

- > The scope, focus, and content of the EIR
- > Mitigation measures to avoid or reduce environmental effects
- > Alternatives to avoid or reduce environmental effects
- > Please submit written comments by Monday, February 21, 2022 to:

Grace Wu
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Or via email GWu@cityofberkeley.info